

# **CITY PLANNING COMMISSION MEETING AGENDA**

**TUESDAY, FEBRUARY 6, 2018  
1:30 P.M.**

**ROSENWALD RECREATION CENTER  
1120 SOUTH BROAD STREET**

## **PUBLIC HEARING:**

**THE CITY PLANNING COMMISSION, IN ACCORDANCE WITH PROVISIONS OF ARTICLE 4 OF THE COMPREHENSIVE ZONING ORDINANCE NUMBER 4,264 M.C.S., AS AMENDED, AND IN ACCORDANCE WITH PROVISIONS OF THE REVISED STATUTES OF THE STATE OF LOUISIANA AND THE CITY CHARTER REGARDING PROPERTY DISPOSITIONS AND SUBDIVISIONS, WILL HOLD PUBLIC HEARINGS ON TUESDAY, FEBRUARY 6, 2018 ON THE FOLLOWING PROPOSED AMENDMENTS TO THE COMPREHENSIVE ZONING LAW, PROPERTY DISPOSITIONS AND SUBDIVISIONS. THE COMMISSION WILL TAKE ACTION OR MAKE A RECOMMENDATION AT THE CONCLUSION OF EACH PUBLIC HEARING.**

### **A. OLD BUSINESS:**

- 1. ZONING DOCKET 107/17 – Request by River Street Ventures, LLC for a conditional use to permit height and density bonuses for a multi-family residential dwelling in an MU-2 High Intensity Mixed-Use District and an RIV Riverfront Design Overlay District and the rescission of Ordinance Nos. 9,367 MCS and 10,144 MCS (Zoning Docket 038/83), on Square 216, Lots 1-A and 20-A or Lots 1-8, 13-18, 20, B, and Pts. Lot 13, 14, and 19, and on Square 217, Lot A-1 or A, in the Fifth Municipal District, bounded by Brooklyn Avenue, Socrates and De Armas Streets, and the Mississippi River Protection Levee and River Street. The municipal addresses are 200-240 Lamarque Street, 1239 Brooklyn Avenue, and 1316 River Street. (PD 12) (KB/LM) (Deferred from the January 9, 2018 City Planning Commission meeting)**
  
- 2. ZONING DOCKET 003/18 – Request by City Council Motion No. M-17-552 for a text amendment to the Comprehensive Zoning Ordinance to incorporate recommendation three (3) provided on page 100 in Part K of the City Planning Commission’s Adult Live Performance Venues Study, in accordance with the CPC staff’s recommendation on page 96 in Part F of the study, to reduce the number of Adult Live Performance Venues through attrition, via the imposition of a cap limiting the number of Adult Live Performance Venues in the Vieux Carré**

Entertainment District (VCE) to one (1) Adult Live Performance Venue (ALPV) per either blockface between intersecting streets and a cap on the total number of ALPV's in the VCE District equal to the current number of existing ALPV's in the VCE District. (PD 1b) **(SL) (Deferred from the January 9, 2018 City Planning Commission meeting)**

3. **ZONING DOCKET 013/18** – Request by You Want Onion, LLC for conditional uses to permit a standard restaurant over five thousand (5,000) square feet of floor area in an HU-B1 Historic Urban Neighborhood Business District, a CPC Character Preservation Corridor Design Overlay District, and the Magazine Street Use Restriction Overlay District, Square 216, Lots 21 and 22, in the Sixth Municipal District, bounded by Magazine Street, Toledano Street, Louisiana Avenue, and Constance Street. The municipal addresses are 3300-3306 Magazine Street and 1030-1042 Toledano Street. (PD 2) **(RJ/TM) (Deferred from the January 23, 2018 City Planning Commission meeting)**
4. **ZONING DOCKET 015/18** – Request by Wilsonle Investment, LLC for conditional uses to permit a gas station with the retail sale of packaged alcoholic beverages in a C-1 General Commercial District and an EC Enhancement Corridor Design Overlay District, on Square 312-290, Lot A-1 and part of Lots 8, H-2, and H-3, in the First Municipal District, bounded by Earhart Boulevard, Simon Bolivar Avenue, Clio Street, and South Rampart Street. The municipal addresses are 2000 Earhart Boulevard, 1122-1140 Simon Bolivar Avenue, and 2035-2043 Clio Street. (PD 2) **(RG/JC) (Deferred from the January 23, 2018 City Planning Commission meeting)**

**B. NEW BUSINESS:**

5. **ZONING DOCKET 017/18** – Request by The Palms Louisiana, LLC for a conditional use to permit a mini-warehouse in a C-2 Auto-Oriented Commercial District, the ENORC Eastern New Orleans Renaissance Corridor Use Restriction Overlay District, and a CT Corridor Transformation Design Overlay District, on Lot 2-F, Section 24, Lakratt Tract, in the Third Municipal District, bounded by Interstate 10, Plainfield Drive, Read Boulevard, Read Lane, and the Farrar Canal. The municipal address is 10301 Interstate 10 Service Road. (PD 9) **(NK)**
6. **ZONING DOCKET 018/18** – Request by 2728 Bienville, LLC for a zoning change from an HU-RD2 Historic Urban Two-Family Residential District to an HU-B1 Historic Urban Neighborhood Business District, on Square 363, Lot A, in the Second Municipal District, bounded by Bienville Avenue, North Broad Street, North White Street, and Iberville Street. The municipal addresses are 2728-2730 Bienville Avenue. (PD 4) **(AW)**
7. **ZONING DOCKET 019/18** – Request by David MacDonald and Irelis Nazario-MacDonald for a zoning change from an HMR-1 Historic

Marigny/Tremé/Bywater Residential District to an HMC-1 Historic Marigny/Tremé/Bywater Commercial District, on Square 269, Lot E, in the Third Municipal District, bounded by Burgundy, Pauger, Touro, and North Rampart Streets. The municipal address is 1919 Burgundy Street. (PD 7) (AN)

8. **ZONING DOCKET 021/18** – Request by 3000-3032 St. Claude Ave., LLC for a zoning change from an HMR-3 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 363, part of Lot E-2, part of Lot R, and part of Lot 10 or part of Lot F, part of Lot R, and part of Lot 10. Also a request for a conditional use to permit a hotel over ten thousand (10,000) square feet in floor area in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 363, Lots A, B, C-1, E-2, R, S, and 10 or Lots A, B, C-1, E-2, part of Lot F, R, S, and 10. All of the above properties are bounded by Saint Claude Avenue, Montegut Street, North Rampart Street, and Clouet Street. The municipal addresses of the properties included in the zoning change request are 3014-3032 Saint Claude Avenue. The municipal addresses of the properties included in the conditional use request are 3000-3032 Saint Claude Avenue. (PD 7) (NJ/JC)
9. **ZONING DOCKET 022/18** – Request by St. Catherine Properties, LLC for a conditional use to permit a parking lot (principal use) in an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, an AC-3 Arts and Culture Diversity Overlay District, and an EC Enhancement Corridor Design Overlay District, on Square 401, Lots N, R, and S, in the Third Municipal District, bounded by Saint Claude Avenue, Feliciana Street, Marais Street, and Clouet Street. The municipal addresses are 3039-3047 Saint Claude Avenue, and 1111-1113 Feliciana Street. (PD 7) (TM)
10. **ZONING DOCKET 023/18** – Request by City Council Motion No. M-17-618 for a text amendment to Article 15, Section 15.2.A (Table 15-1: Permitted and Conditional Uses) to make “Mardi Gras den” a permitted use in the C-2 Auto-Oriented Commercial District; to Article 15, Section 15.2.A (Table 15-1: Permitted and Conditional Uses) to change “Mardi Gras den” from a conditional use to a permitted use in the MU-2 High Intensity Mixed-Use District; and to Article 16, Section 16.2 (Table 16-1: Permitted and Conditional Uses) to make “Mardi Gras den” a permitted use in the BIP Business-Industrial Park District. (SL)
11. **ZONING DOCKET 024/18** – Request by City Council Motion No. M-17-619 to rescind Ordinance No. 22,946 MCS (Zoning Docket 088/07, which established under the former Comprehensive Zoning Ordinance a conditional use to permit the sale of alcoholic beverages with meals in a standard restaurant in a B-2 Neighborhood Business District), on Square A, Lots 24, 25, 26, 27, 28, 29, and 30, in the Sixth Municipal District, bounded by South Claiborne Avenue, Louisiana Avenue Parkway, Toledano Street, and South Roman Street. The

municipal address is 3301 South Claiborne Avenue. (PD 2) **(HD)**

12. **ZONING DOCKET 025/18** – Request by City Council Motion No. M-17-628 for a zoning change from an HMR-1 Historic Marigny/Tremé/Bywater Residential District to an HMC-2 Historic Marigny/Tremé/Bywater Commercial District, on Square 270, Lots 21, D, and 229, in the Third Municipal District, bounded by Frenchmen Street, Burgundy Street, North Rampart Street, and Touro Street. The municipal addresses are 912-920 Frenchmen Street. (PD 7) **(RB)** (**Application is incomplete and cannot be considered because the Neighborhood Participation Program has not been completed. It will be rescheduled for a future meeting upon receipt of the completed Neighborhood Participation Program documents.**)
  
13. **ZONING DOCKET 026/18** – Request by City Council Motion No. M-17-629 for a zoning change from an S-RS Single-Family Residential District to a C-1 General Commercial District, Lots H and K, in the Third Municipal District, generally bounded by Chef Menteur Highway, Old Spanish Trail, Dreux Avenue, Papania Drive, Nottingham Drive, and Prentiss Avenue. The municipal address is 11033 Chef Menteur Highway. (PD 9) **(RG)** (**Application is incomplete and cannot be considered because the Neighborhood Participation Program has not been completed. It will be rescheduled for a future meeting upon receipt of the completed Neighborhood Participation Program documents.**)

**C. OTHER BUSINESS:**

14. **CONSIDERATION** - Ratification of Actions Relative to Certified Subdivisions. (TJ)

**OTHER MATTERS:**

- A. Adoption of the minutes of the January 23, 2018 meeting.
- B. Committee Reports.
- C. Announcements.

Robert D. Rivers  
Executive Director

RDR/skk